

CITY OF HUNTSVILLE, TEXAS

Eric Johnston, Chairman

David Anderson
Rowe Creager, Vice Chairman
Leroy Hilton



Bill Knotts
Beth Newton
Marilyn Soffar

PLANNING & ZONING COMMISSION AGENDA

JUNE 3, 2010 at 12:00PM (Noon)
COUNCIL CHAMBERS
HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

REGULAR SESSION [12:00PM]

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
 - a. U.S. Flag
 - b. Texas Flag – Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
3. INVOCATION
4. CONSIDER the Preliminary Plat of Sycamore Avenue Development located in the southeast corner Sycamore Avenue and 16th Street, in the P. Gray League, A-24, in the city limits of Huntsville consisting of 26.047 acres.
5. CONSIDER the Final Plat of Forum Sam Houston located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.
6. PUBLIC HEARING for an amendment to Section 1104.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.
7. CONSIDER the amendment to Section 1104.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.
8. CONSIDER the minutes of May 20, 2010.
9. CITIZEN INPUT
10. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

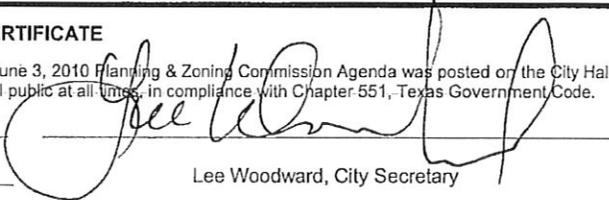
CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the June 3, 2010 Planning & Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: 5/28/10

TIME OF POSTING: 9:35 am

TAKEN DOWN: _____


Lee Woodward, City Secretary

MEMORANDUM



DATE: MAY 28, 2010
TO: PLANNING AND ZONING COMMISSIONERS
CC: ROSE KADER, PLANNER
Y. S. RAMACHANDRA, PE, CITY ENGINEER
CAROL REED, PUBLIC UTILITIES DIRECTOR
FROM: ARON KULHAVY, AICP
RE: PROJECT UPDATES

Staff has provided copies of Chapter 2 of the Huntsville Horizon Comprehensive Plan to City Council so they may begin reviewing the document in advance of their June 15th City Council meeting where a public hearing will be held. Members of the Commission are encouraged to attend the meeting to voice their support for the revisions worked on for the past several months.

The Zoning Board of Adjustment met on May 21 and considered two setback variance requests. Because of the number of setback variances the Zoning Board of Adjustment has received over the years, the Board of Adjustments has requested that staff review the possibility of changing the current building setback regulations. The two variances passed were for a gas station canopy at the intersection of Montgomery Road and Interstate 45 and for the proposed addition to the Huntsville Public Library.

The City has just received notice of the receipt of more than \$1.1 million in money to construct sidewalks under the Safe Routes to School Program. These projects should be under construction in the next few months and will tremendously improve walking and biking routes to several of the local elementary schools. The success of the City in receiving this grant was primarily dependant on the sidewalks master plan completed by staff under direction from the Planning Commission and the Council. This is quite an accomplishment and all should be commended.

Permits/Projects

New Projects

- West Hill Mall (\$1.5 million)
- Retail Center on Sam Houston (\$579,000)

On-going Projects

- Montgomery Meadow Phase II – Montgomery Road (\$3.5 million)
- Senior Village -Essex Drive (\$3.5 million)
- The Grove -Sycamore (\$10 million)
- Elkin's Lake Clubhouse (\$3 million)
- Region VI building addition-Montgomery Road (\$1.5 million)
- Storage Buildings-SH 75 S (\$475,000)
- Apartments-SH 75 S (\$350,000)
- Chicken Express-623 SH 75 North (\$700,00)

Administratively Approved Plats – Filed

- Thomas E. Blackard Property I
- Thomas N. Mainer, III ET AL

Dates to Remember:

- **Staff Holiday – May 31 – Memorial Day**
- P&Z Meeting – June 3 at Noon
- P&Z Meeting – June 17 at 5:30PM

For your information, here is the listing of all approved plats that have not been filed. Please note that this does not include those that have withdrawn their plat and will not file.

| Plat | Date Approved | Status | Description |
|--|----------------------|---------------|---|
| Replat of Lot 2, David John Tibbs Subdivision | 1-8-2007 | Idle | Waiting on public improvements to be accepted Will contact again |
| Amending Plat of Lots 30&31 Hidden Valley Subdivision | 10-1-2007 | Idle | Waiting on Lien Holders Currently working with owners on this matter |
| Wm. H Vann 2.31 Acre Tract | 1/7/2008 | Not Active | No response to letter sent Will contact again |
| Aaron Hooper Subdivision | 1/28/2008 | Not Active | No response to letter sent Will contact again |
| Alpha Omega Academy 52.76 Ac Subdivision, Lot 1 | 2-18-2008 | Idle | Waiting on Mylar to file Sent letter on 8-28-2009 |
| Thelma Ringo 0.736 Acre Tract | 7/21/2008 | Not Active | No response to letter sent Will contact again |
| The Grove at Huntsville | 10-6-2008 | Active | Currently Under Construction Plat will not be filed until Public Improvements have been accepted |
| Replat of Lot 815, Block 800, Timberwilde Estates | 11-2-2009 | Active | Waiting on Tax Certificates from owner – have contacted via phone |
| Amending Plat of Lots 9 & 10, Mrs. M.E. Thomason Subdivision | 12/15/2009 | Active | Waiting on Mylar to file Sent letter on 4-29-2010 |
| Brookview, Section 2 | 1/7/2010 | Active | Public Improvements to be accepted before filing |
| Cebridge Acquisition | 2-15-2010 | Active | Waiting on Mylar to File – have contacted owner via phone/email |
| Edgewood Addition Replat of Lot 11 | 2-22-2010 | Active | Waiting on Mylar to File Have contacted owner and surveyor |
| Replat of Lot 11, Block 1, Huntsville Retail Center | 5-6-2010 | Active | Waiting on Mylar to File Contacted |
| Replat of Park 980 Section 1, Tracks 1A and 1B | 5-24-2010 | Active | Waiting on Mylar to File Contacted owner/surveyor |

Never apologize for showing feeling. When you do so, you apologize for truth.

Benjamin Disraeli

British politician (1804 - 1881)



PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Sycamore Avenue Development

TYPE OF REVIEW: Preliminary Plat

MEETING DATE: June 3, 2010

APPLICANT: Raul Wong, PE

OWNER: Sycamore Avenue Associates, LLC

LOCATION: Southeast corner of Sycamore Avenue and 16th Street

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located on the southeast corner of Sycamore Avenue and 16th Street, in the P. Gray League, A-24, in the city limits of Huntsville. It is located in the Management District.

A subdivision called College Park Huntsville was brought before the Commission in 2004 (preliminary Plat) and 2006 (Final Plat); however, the developer did not proceed with their proposed apartment development nor filed the approved plat.

The preliminary plat submitted for consideration is by a different developer and calls for one lot being 26.047 acres. This one lot subdivision is a combination of several tracts that the developer currently owns. The stated purpose of the development is a 170 unit multi-family housing development and at this time is to be developed in one phase.

Sycamore Avenue is designated as a collector street on the City's thoroughfare plan. The preliminary plat shows dedication of right-of-way from the edge of the existing ROW to a distance of 35 feet from the centerline of Sycamore. This is consistent with the 70-foot ROW for collector streets and with similar plats along Sycamore.

The developer anticipates on providing sidewalks along Sycamore Avenue, although not required by Code.

As this is just the preliminary plat, all final civil engineering plans will have to be approved before the filing of the final plat. The City Engineer has required the developer to provide a drainage study and traffic study with the submittal of the final plat.

STAFF RECOMMENDATION:

As this preliminary plat meets all the requirements of the Development Code, staff recommends approval of the request as submitted.

ATTACHMENTS:

Submitted Preliminary Plat

Vicinity Aerial Map

Submitted preliminary site plan from the applicant.



CHAYCOFF
MCELROY
MINIOTA

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DALLAS, TEXAS 75204
P 214.522.6600
F 214.522.6076
WWW.CHAYCOFFMINIOTA.COM

THIS DOCUMENT IS THE PROPERTY OF CHAYCOFF MCELROY MINIOTA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CHAYCOFF MCELROY MINIOTA IS STRICTLY PROHIBITED.

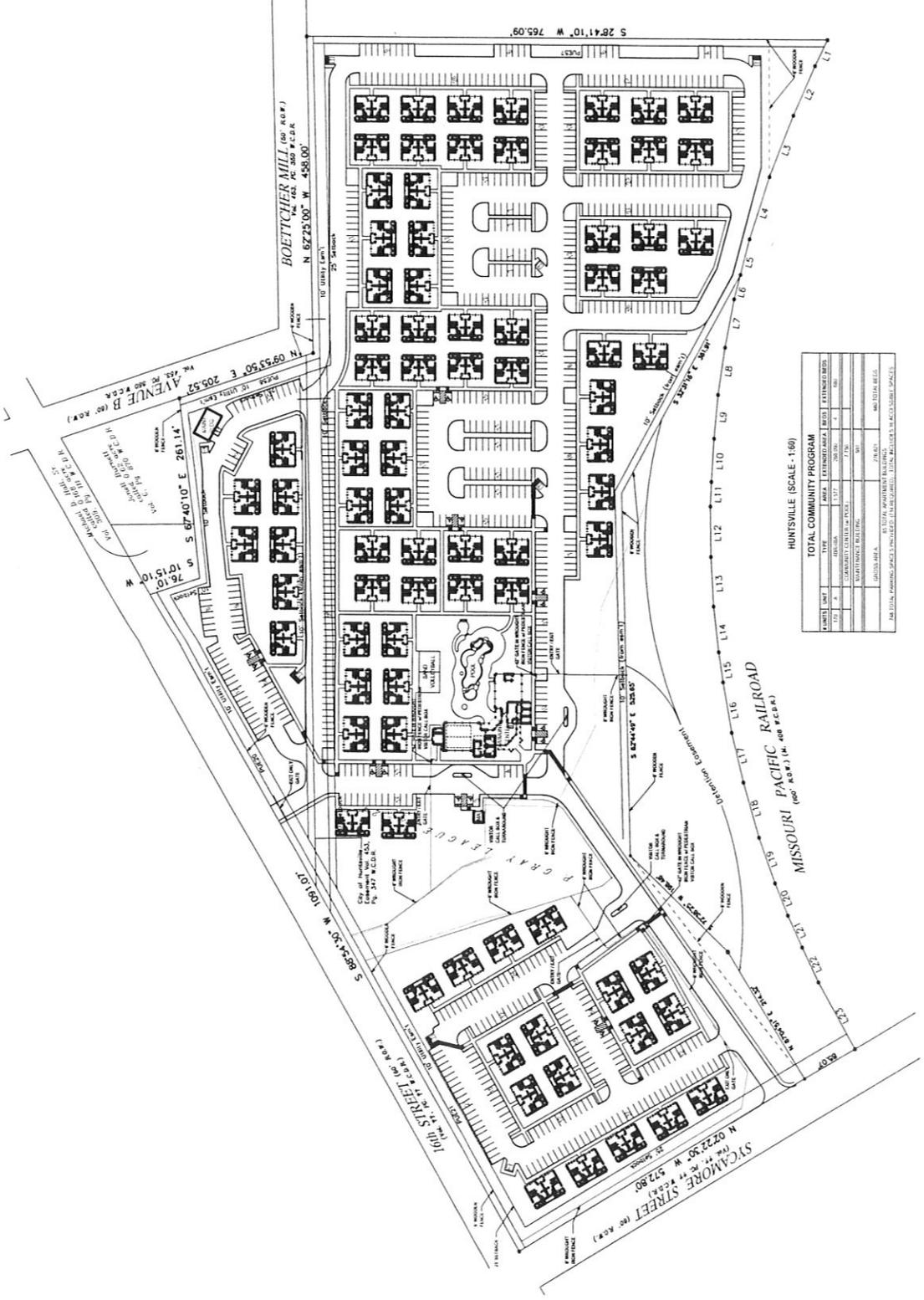


SHSU Student Housing

8800 Sycamore Ave.
Huntsville, Texas 77340

DATE: 04.13.10
PROJECT: SHSU STUDENT HOUSING
CONSTRUCTION SET
REVISIONS:

PROJECT NO: 09009
SHEET NO. OF TOTAL: A1.01



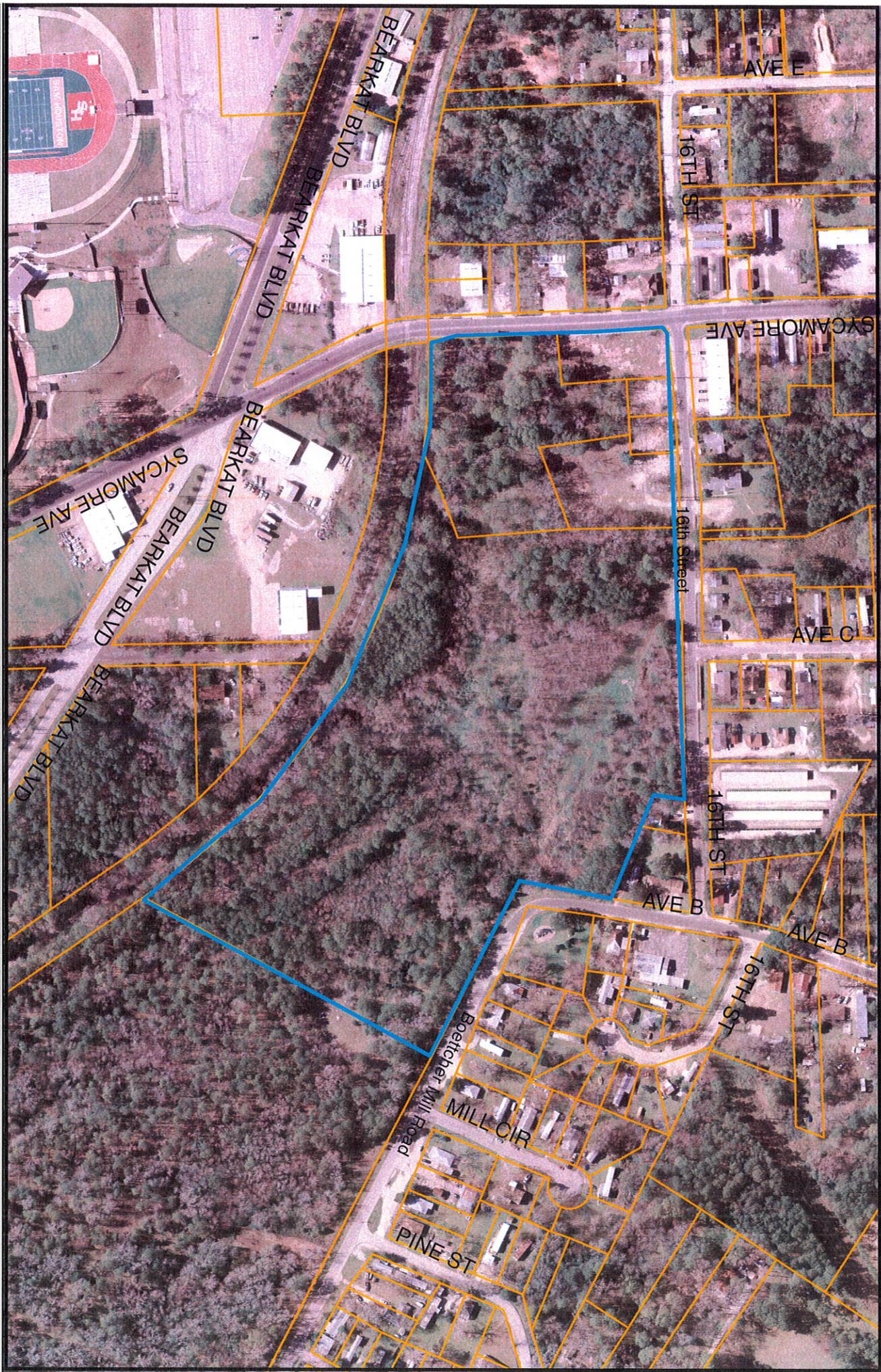
HUNTSVILLE (SCALE: 1/8")

| UNIT | TYPE | AREA | EXTENDED AREA | RETO | ESTIMATED RELO |
|------|------|-------|---------------|------|----------------|
| 101 | 4 | 1,217 | 200,700 | 4 | 500 |
| 102 | 4 | 1,217 | 200,700 | 4 | 500 |
| 103 | 4 | 1,217 | 200,700 | 4 | 500 |
| 104 | 4 | 1,217 | 200,700 | 4 | 500 |
| 105 | 4 | 1,217 | 200,700 | 4 | 500 |
| 106 | 4 | 1,217 | 200,700 | 4 | 500 |
| 107 | 4 | 1,217 | 200,700 | 4 | 500 |
| 108 | 4 | 1,217 | 200,700 | 4 | 500 |
| 109 | 4 | 1,217 | 200,700 | 4 | 500 |
| 110 | 4 | 1,217 | 200,700 | 4 | 500 |
| 111 | 4 | 1,217 | 200,700 | 4 | 500 |
| 112 | 4 | 1,217 | 200,700 | 4 | 500 |
| 113 | 4 | 1,217 | 200,700 | 4 | 500 |
| 114 | 4 | 1,217 | 200,700 | 4 | 500 |
| 115 | 4 | 1,217 | 200,700 | 4 | 500 |
| 116 | 4 | 1,217 | 200,700 | 4 | 500 |
| 117 | 4 | 1,217 | 200,700 | 4 | 500 |
| 118 | 4 | 1,217 | 200,700 | 4 | 500 |
| 119 | 4 | 1,217 | 200,700 | 4 | 500 |
| 120 | 4 | 1,217 | 200,700 | 4 | 500 |
| 121 | 4 | 1,217 | 200,700 | 4 | 500 |
| 122 | 4 | 1,217 | 200,700 | 4 | 500 |
| 123 | 4 | 1,217 | 200,700 | 4 | 500 |

AMOUNT, ADDRESS, SPACE, FINISHES, ETC. (SEE GENERAL NOTES, SPECIFICATIONS, AND ARCHITECTURAL DRAWINGS)

1 SITE PLAN
SCALE: N.T.S.

24.144 ACRES



*NOTE: These data are to be used for graphical representation only. The accuracy is not to be taken used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For the level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Humble assumes no responsibility for the accuracy of said data.

Sycamore Avenue Development - Preliminary Plat

Meeting Date - June 3, 2010

1 inch = 300 feet





PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Forum Sam Houston

TYPE OF REVIEW: Final Plat

MEETING DATE: June 3, 2010

APPLICANT: Lee Allison, PE

OWNER: Casey Collum; Pony Farm, LLC; & Francisco Rivas

LOCATION: Northeast corner of Sam Houston Avenue and Sycamore Avenue

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville. It is located in the Management District.

On May 20, 2010, the preliminary plat for Forum Sam Houston (Huntsville) was approved by the Commission.

Staff has submitted a City Council agenda item for consideration on June 1 to for the abandonment of Shepherd Drive Right-of-Way (ROW). Staff will report the results of this matter.

As proposed in the preliminary plat, there will be two (2) lots. Lot 1 will be 12.217 acres and Lot 2 will remain a residential lot.

There will be dedication of ROW along Sycamore Avenue and Sam Houston Avenue.

The closing on the property will take place at some point between final consideration of the plat and the filing of the document at the courthouse. The plat for consideration shows the ultimate signature lines for the owners of lots 1 and 2.

Staff is currently working with the project engineer to resolve some minor issues. The City's engineering staff will have final comments for consideration of the plat to present at the meeting.

Sidewalks will be required along Sam Houston Avenue and the developer also anticipates on providing sidewalks along Sycamore Avenue, although not required by Code.

There a few stretches of water and sewer lines that are proposed to be abandoned to allow for the re-routing of utilities to fit the proposed development at build-out. Utilities that run to and through the property will be in public

easements while those that service only the project apartments will be privately maintained.

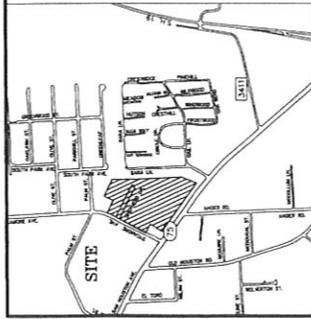
STAFF RECOMMENDATION:

As this Final plat conforms to the approved Preliminary Plat and it meets the requirements of the Development Code, staff recommends approval with the assumption that the engineered construction plans are in accordance with City codes and specifications.

ATTACHMENTS:

Submitted Final Plat

Not to scale — reduced for web version



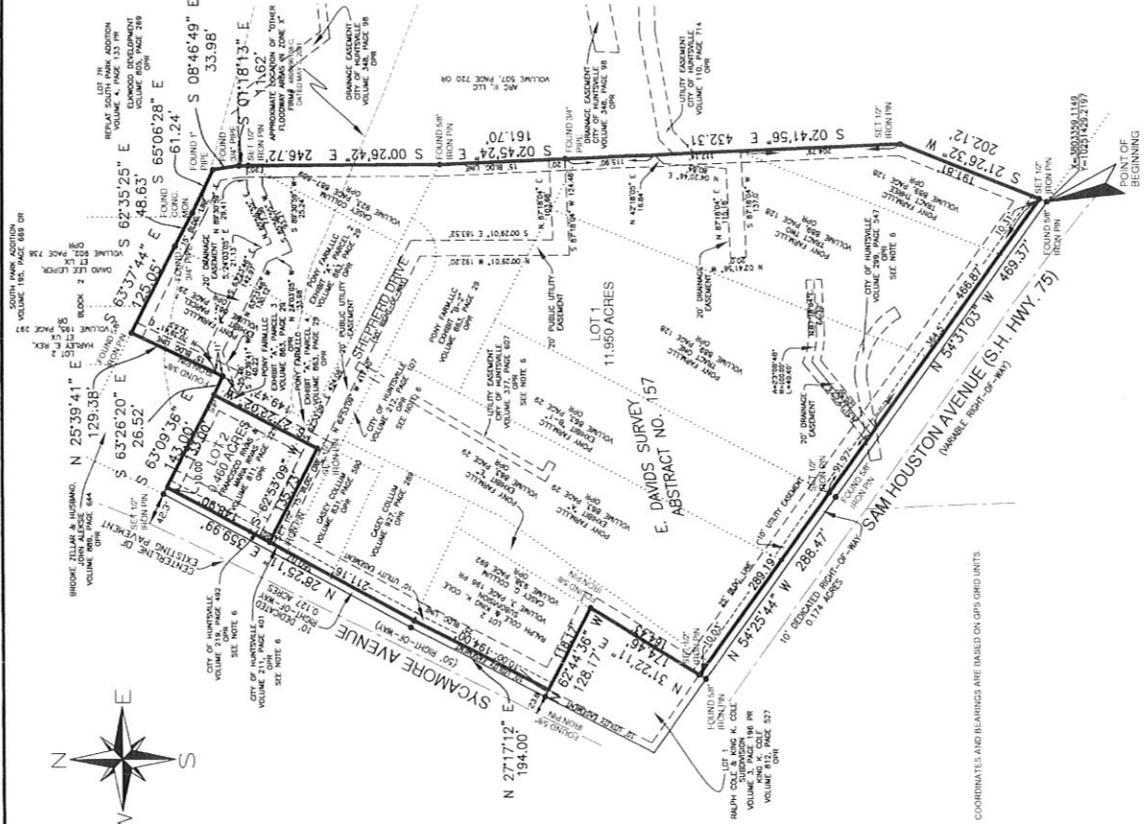
VICINITY MAP
SCALE 1" = 1000'

- NOTES:
- COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE CITY OF HUNTSVILLE AND 2011 NATIONAL PUBLISHED COORDINATES OF RECORDS TO 11. AVL, 3602569.403 FT. AND N. 10202075.54 FT. AND E. 3602075.43 FT. RESPECTIVELY.
 - 1/2" IRON NAILS WITH PLASTIC CAPS STAMPED METROPLEX 16497 SET AT ALL LOT CORNERS.
 - CURRENT ZONING OF THIS PROPERTY IS UNDEVELOPED.
 - NO SHADING IS SETTING ONLY. A PORTION OF THIS PROPERTY IS MATHEMATICAL. OTHER FLOOD HAZARD AREAS ARE TERMINATED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN WITH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 10 ACRES. AREAS TERMINATED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN, AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 4802000030-C DATED MAY 7, 2001. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
 - PUBLIC EASEMENTS, SHOWN ON THIS PLAT, ARE INDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT ALWAYS OF ACCESS AND EGRESS TO AND FROM AND UNDER THESE EASEMENTS. THE CITY OF HUNTSVILLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF GETTING THE PERMISSION OF THE OWNER. THE CITY OF HUNTSVILLE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEMS OR ANY OF THE EASEMENTS SHOWN ON THIS PLAT, NEITHER THE CITY OF HUNTSVILLE NOR THE ENGINEER SHALL BE RESPONSIBLE FOR THE REMOVAL OR OBSTRUCTION OF ANY STRUCTURES IN THE PUBLIC EASEMENT.
 - SHEPHERD DRIVE RIGHT-OF-WAY AND EXISTING EASEMENTS TO BE ABANDONED BY THIS PLAT.
 - IF ANY EXISTING STRUCTURES WITHIN THE PLATTED BUILDING SETBACK LINES BE REMOVED OR DEMOLISHED THEY MUST COMPLY WITH THE BUILDING SETBACK LINES ESTABLISHED HEREIN.

CERTIFICATION OF ABANDONMENT OF PUBLIC EASEMENTS AND RIGHT-OF-WAY
I, the undersigned Mayor of the City of Huntsville, Texas, certify that the City of Huntsville, Texas approves the abandonment of the public easements and right-of-way as shown on the plat.
Dated this _____ day of _____, 2010.
Mayor, City of Huntsville _____
City Council Date Approver _____

LEGEND

- () INDICATES DEED CALL
- FP FOUND IRON PIN
- FC FOUND CORNER
- FC FENCE CORNER
- R P R REAL PROPERTY RECORDS
- D R DEED RECORDS
- SP SERVICE POLE
- PP POWER POLE
- WW WATER WELL
- WW WATER VALVE
- C/O CLEAN OUT
- TP TELEPHONE PEDESTAL
- GW GUY WIRE



OWNER: FRANKLIN & MARYA ROWS
422 SHEPHERD AVE
HUNTSVILLE, AL 35891
938-662-8848

OWNER/DEVELOPER: METROPLEX SURVEYING, INC.
272 W. HICKORY ST.
DENTON, TX 76201
940-387-0506

SURVEYOR: ALISON ENGINEERS GROUP
1401 N. J. ST., STE. 102
DENTON, TX 76201
940-387-9433

ENGINEER: ALISON ENGINEERS GROUP
1401 N. J. ST., STE. 102
DENTON, TX 76201
940-387-9433

DWN.: JRH
SCALE: 1" = 100'
DATE: 04/14/10
BGS
BY: BGS

| DATE | REVISIONS | BY: | CHKD. | DATE |
|----------|---------------------------|-----|-------|------|
| 03/25/10 | REVISED PER CITY COMMENTS | JRH | | |

LIENHOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, the undersigned notary public in and for said county and state on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she is the owner of the property described in the said instrument, and that she executed the same for the purposes and consideration therein expressed, and in the capacity therein assigned the same for any part thereof.

Given under my hand and seal of office this _____ day of _____, 2010.

Notary Public, State of Texas

LIENHOLDER ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

I, the undersigned notary public in and for said county and state on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she is the owner of the property described in the said instrument, and that she executed the same for the purposes and consideration therein expressed, and in the capacity therein assigned the same for any part thereof.

Given under my hand and seal of office this _____ day of _____, 2010.

Notary Public, State of Texas

FINAL PLAT
FORUM SAM HOUSTON

CONSISTING OF
2 LOTS
12.711 ACRE TRACT
E. DAVIDS SURVEY, A - 157
CITY OF HUNTSVILLE
WALKER COUNTY, TEXAS
APRIL 2010

12.711 ACRES IN THE E. DAVIS SURVEY,
ABSTRACT NO. 157, CITY OF HUNTSVILLE,
WALKER COUNTY, TEXAS.

SHEET
OF 2
JOB No. 36429

Metroplex
Surveying, Inc.
940-387-0506 222 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com



PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Development Code, Chapter 11, Section 1104.5

MEETING DATE: June 3, 2010

TYPE OF REVIEW: Public Hearing, Administrative

APPLICANT: City of Huntsville

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff was directed to propose a revision to the Sign Standards in Chapter 11 of the Development Code. The directive is to expand the area along Interstate 45 so ground signs are allowed to exceed the maximum 20 foot height requirement. This proposed code change is a result of a few variance requests over the years for properties in the vicinity of the Interstate that lie more than 500 feet from the right of way. Specific cases of note are the requests for variances of the Denny's location on Highway 30 and the current Best Western Hotel on West Hill Park Drive.

The current exception to the 20 foot height requirement along Interstate 45 is found in Section 1104.5(1)(a)(1) where ground signs can be constructed at a height not to exceed 42-1/2 feet within 500 feet of Interstate 45.

Staff has included a map showing the existing 500 foot boundary and options for proposed boundaries. These options include a 600 and 750 foot buffer from the edge of the right-of way along Interstate 45. A large map is available at our office prior to the meeting and we will also have the map on hand at the meeting.

This amendment to the Code does not cover a small portion of I-45; it spans the entire length of I-45 in the City Limits on both sides of the interstate.

This item, once acted upon, will be referred to City Council for a public hearing and final consideration. The anticipated City Council date is June 15, 2010.

Below is the excerpt from the Development Code and the text of a proposed (redline) amendment.

1104.5 Height limitation and measurement

(1) Height limitation

(a) No developer shall establish, construct or erect a ground sign that exceeds a height of twenty (20) feet when measured according to Section 1104.5.2 except:

- 1) A ground sign within ~~five hundred (500)~~ **six hundred (600)** feet of Interstate 45 may be constructed to a height not to exceed forty-two and one-half (42-1/2) feet;

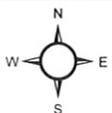
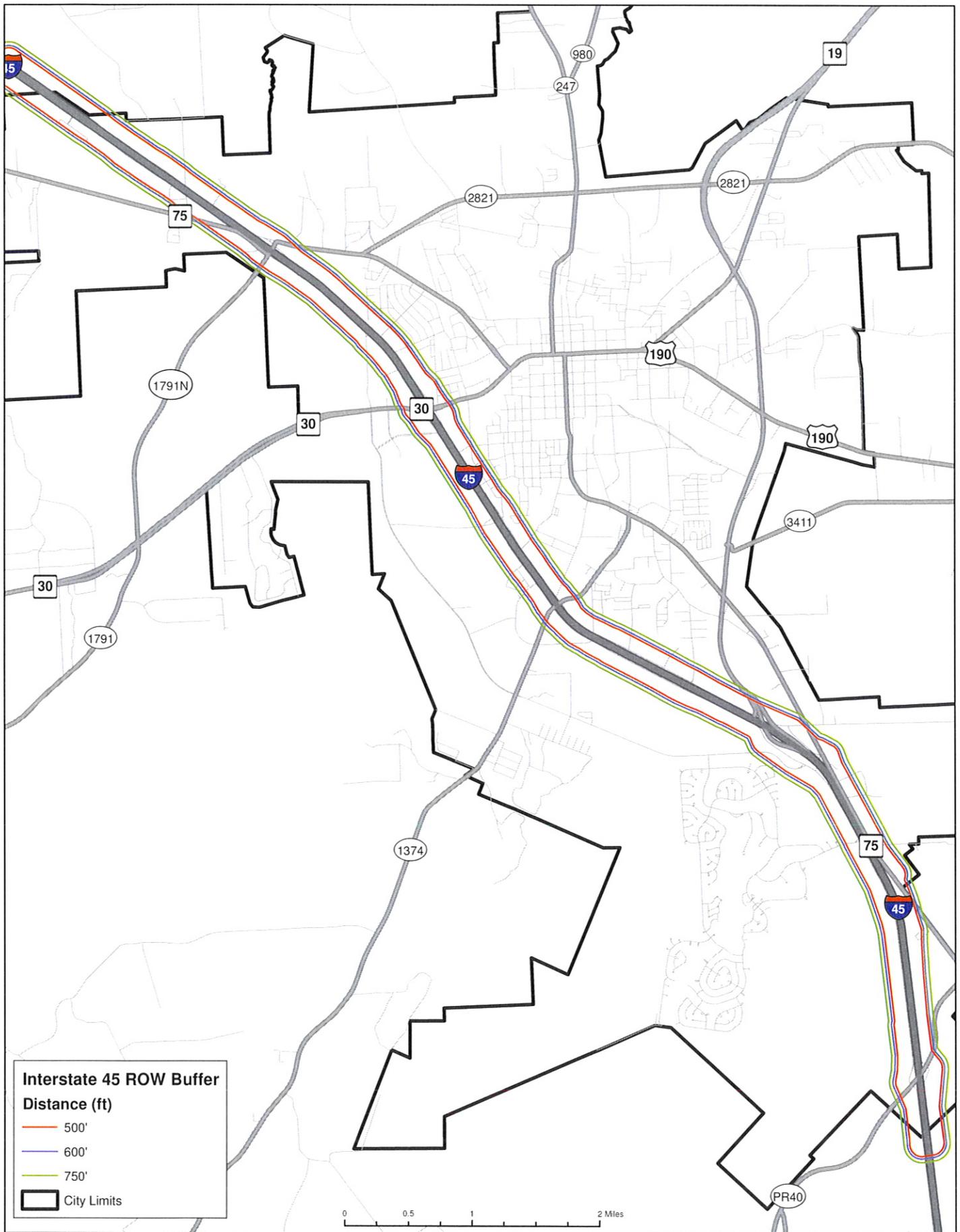
STAFF RECOMMENDATION:

As the Comprehensive Plan is currently written, no guidance is given in regards to signs. Based upon the current code allowing for the ability of consumers to advertise in a

manner consistent with the existing code, staff recommends leaving the Development Code as currently written.

ATTACHMENTS:

Map (reduced)



Interstate 45 Signage

MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 20TH DAY OF MAY, 2010 AT 5:30PM.

REGULAR SESSION [12:00PM]

Members present: Hilton; Johnston; Knotts; Newton; Soffar. Council Liaison Wagamon
Members absent: Anderson; Creager
Staff present: Kader; Kulhavy; North; Ramachandra

1. CALL TO ORDER

This meeting was called to order by Chairman Johnston. [5:34PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

Chairman Johnston led the invocation.

4. CONSIDER the Preliminary Plat of Forum Huntsville located in the northeast corner of Sam Houston Avenue and Sycamore Avenue in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.

City Planner Aron Kulhavy gave an overview of the information as provided in the Discussion Form and explain that the City has no future plans for Shepherd Drive.

There was discussion regarding current structures on the property and City Planner Kulhavy stated that all are either being removed or demolished.

Lee Allison, PE, (project engineer) explained the conditions of property to the Commission in regards to the Zone X Flood Plain, some of the proposed detention facilities, the proposed deceleration lane on Sam Houston Avenue, and buffering which Mr. Allison stated would be a Type D Buffer required by the Development Code.

Commissioners expressed their concern for existing vegetation and mature trees on the property and asked the Developer to save as many existing trees as possible. John Evans, Principal, acknowledged the Commission's concern; however, he described some technical issues that might prevent him from doing so but explained that they will meet the landscaping requirements.

Chairman Johnston allowed public comments:

Charles W. Smither, Jr. expressed his concern and asked the Commission not to forfeit their right to have input on the location of the driveways.

Amy Brosi - expressed her concern for the existing trees on the property and asked the Developer if she could acquire a core sample of one of the mature trees.

Commissioner Newton made a motion for approval of the Preliminary Plat of Forum Huntsville. Second was by Commissioner Soffar. The vote was unanimous.

**5. PUBLIC HEARING for a revision to Chapter 2 of the Huntsville Horizon Comprehensive Plan.
Chairman Johnston opened the public hearing [5:54PM]
No citizen comments**

Commissioner Knotts expressed his concern for the zoning map not being included. City Planner Kulhavy explained that the Official Zoning Map is readily available and is the enforcement tool that is best kept with the Development Code.

City Planner Kulhavy expressed his appreciate for the work done and staff provided replacement pages for corrects asked from the previous meeting.

Chairman Johnston closed the public hearing [6:00PM]

6. CONSIDER the revisions of Chapter 2 of the Huntsville Horizon Comprehensive Plan.
Commissioner Hilton made a motion to approve the revisions to Chapter 2. Second was by Commissioner Soffar. The motion was unanimous.

7. CONSIDER the minutes May 20, 2010.
Commissioner Hilton made a motion to accept the minutes of May 6th as presented. Second was by Commissioner Soffar. The motion was unanimous.

8. CITIZEN INPUT
None

9. ADJOURNMENT
Commissioner Sofar made a motion to adjourn. Second was by Commissioner Newton. The vote was unanimous. [6:04PM]